

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Hyderabad District – Transfer of Rights on certain occupations / encroachments of certain specified categories of unassigned Government lands – Application of Sri Jayant Kumar S/o Ram Deo for regularization of encroached Government land to an extent of 800 square yards (Plot No.26 and 27) in Sy. No.81 of Bowenpally Village, Tirumalagiri Mandal, Cantonment Board, Hyderabad District - Orders – Issued.

Revenue (Assignemnts.III) Department

G.O. Ms. No. 400

Dated 06.05.2010.

- (1) G.O. Ms. No.166, Revenue (Assn.POT) Department, dated 16.2.2008.
- (2) Application No.13775 dated 12.5.2008 of Sri Sri Jayant Kumar S/o Ram Deo addressed to the District Collector – Hyderabad.
- (3) Collector – Hyderabad File No. R2/7684/2008 dated 21.02.2009.
- (4) Letter Ref. No. BB2/518/2009, dated 19.05.2009 of the Chief Commissioner of Land Administration, AP Hyderabad.

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ORDER :-

Sri Jayant Kumar S/o Ram Deo R/o H.No.3-2-293/82/5111/150, Road No.71, Phase-III Jubilee Hills, Hyderabad, has put in an application dated 12.5.2008 addressed to the District Collector requesting for regularization of Government land measuring an extent of 800 Square Yards in respect of Plot Nos. 26 & 27, Sanjeevaiah Co-operative House Building Society in Sy. No.81, Bowenpally Village, Tirumalagiri Mandal, Hyderabad District. He is willing to get transfer of rights to his possession by paying basic value as per the matrix on 31.12.2003 as fixed by the Competent Authority under G.O. Ms. No.166, Revenue (Assn.III) Department, dated 16.2.2008.

2. The matter was referred to the Tahsildar Tirumalagiri Mandal for enquiry and report. The Tahsildar has reported that the District Collector Hyderabad vide Letter No. C3/6511/2001, dated 16.12.2005, advance possession of land admeasuring Ac. 4.30 gts in Sy. No.81 of Bowenpally Village has been handed over to HUDA under cover of Panchanama on 16.12.2005 and further reported that the land is vacant on ground and not being utilized by the HUDA due to status-quo orders. Aggrieved by the allotment of said land to HUDA, Sanjeevaiah Co-operative Housing Society on behalf of members filed a Suit in OS No. 5/06 which is pending for disposal in the City Civil Court, Secunderabad.

3. The Tahsildar has further reported that the suit land is under dispute and litigation for a long period and the members of Sanjeevaiah Co-operative Housing Society have requested for regularization and they also submitted a Notary Affidavit declaring that as on receipt of orders of transfer of rights in their favour, they will withdraw the Court Case. Further the District Collector Hyderabad vide D.O. Letter No. C3/1612/2006, dated 28.2.2006 has issued instructions that the Government land handed over to other Departments which remain unutilized by the Department concerned within six months should be resumed by informing the concerned Department. The concerned Department was addressed vide Tahsildar Letter No. C1/1492/2008 informing the above fact, but till today there is no response.

4. It has also been reported that that the land applied for regularization is 800 Square Yards (2 plots i.e. 26 and 27) falls in Sy. No.81, Bowenpally (V), Tirumalagiri (M), Secunderabad Cantonment Board, Hyderabad District. The classification of the land is " Government land" With regard to objectionable / unobjectionable it has been indicated as "unobjectionable" With regard to details of documents it has been indicated that the Document No. 743/86, dated 31.3.1986. The basic value as on 31.12.2003 is Rs.4,700/- per Square Yard. The Tahsildar finally recommended the proposed regularization.

(PTO)

5. The District Collector vide reference 3rd read above has reported that the encroached Government land admeasuring 800 Square Yards in Sy. No.81 of Bowenpally (V), Tirumalagiri (M), Hyderabad District applied by Sri Jayanth Kumar S/o Ram Deo R/o Hyderabad was inspected by the Revenue Divisional Officer – Secunderabad and recommended the proposal. The application was placed before the District Level Committee meeting held on 13.2.2009 for the applied area to an extent of 800 Square Yards. The Committee have recommended the case for regularization. The District Collector has also reported that the amount has been calculated as per the matrix under the provisions of G.O. Ms. No.166, dated 16.2.2008 and comes to Rs.29,50,718.75 (Rupees twenty nine lakhs fifty thousand seven hundred and eighteen and seventy five paise) only.

6. In the reference 4th read above the Chief Commissioner of Land Administration, Hyderabad has submitted that the proposal of the District Collector for regularization of Government land measuring an extent of 800 Square Yards in Sy. No.81 of Bowenpally Village, Tirumalgiri Mandal, Hyderabad District in favour of Sri Jayanth Kumar S/o Ram Deo R/o Hyderabad was placed before the Regularization Committee in its meeting held on 25.2.2009 and the Committee have recommended the proposal on payment of basic value of Rs.4,700/- per Square Yard and the total amount comes of Rs.29,50,718.75 (Rupees twenty nine lakhs fifty thousand seven hundred and eighteen and seventy five paise) only. The Chief Commissioner of Land Administration while sending the recommendations has requested the Government for issue of necessary orders in the matter.

7. In the circumstances explained above, Government have examined the matter in the light of the policy guidelines issued in G.O. Ms. No.166, Revenue (Asnn.POT) Department dated 16.2.2008 and after careful consideration of the recommendations of the State Level Regularization Committee hereby permit the Collector – Hyderabad for transfer of rights of the encroached Government land to an extent of 800 Square Yards in Plot No. 26 and 27 in Sy. No.81, Bowenpally Village, Tirumalagiri Mandal, Hyderabad District in favour of Sri Jayanth Kumar S/o Ram Deo R/o Hyderabad on payment of Rs Rs.29,50,718.75 (Rupees twenty nine lakhs fifty thousand seven hundred and eighteen and seventy five paise) only in terms of G.O. Ms. No.166, Revenue (Assn.III) Department, dated 16.2.2008. The above transfer of rights is subject to the following conditions.

- (i) It is to be ensured that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.
- (ii) The Registered Document should be verified about its validity and genuineness.
- (iii) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.
- (iv) An Affidavit should be obtained from the applicant that he shall forego his her right in all the pending cases and with drawal of L.G. / S.L.P. cases pending before the Land Grabbing Court and other Courts etc.
- (v) All other conditions prescribed in G.O. Ms. No.166, should be followed.

(BY ORDE AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

RAJESHWAR TIWARI
SECRETARY TO GOVERNMENT

To
The Special Chief Secretary and Chief Commissioner of
Land Administration, A.P. Hyderabad.
The Collector – Hyderabad
(with original record No. R2/7684/2008
NF 7 pages CF 64 pages)
Copy to:
The Applicant (thro' Collector – Hyderabad)
SF / SC

/ FORWARDED :: BY ORDER /

SECTION OFFICER